

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33412

105 / 106

Property Information

property address: 2700 S TEXAS AVE

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 9, LOT 1,2

owner name/address: LAMPO, JOHNNY S & BONNIE C

2908 PAR DR

BRYAN, TX 77802-2142

full business name: Slappy Joes

land use category: Retail

type of business: BBQ Restaurant

current zoning: C3

occupancy status: Occup

lot area (square feet): 20,000

frontage along Texas Avenue (feet): 120

lot depth (feet): 180

sq. footage of building: 6993

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): brick - wood siding

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) metal frame addition (9x12 pm)  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: metal

overall condition (specify): Avg.

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 38 40

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 9x20

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: remove front pkg. spaces

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

dumpsters overflowing - debris-  
eyesore - littered.